

Technical Review Committee Meeting

Minutes of January 4, 2010

Attendance:

Members Present
Wayne Hamilton
David Foster
Bobby Croom
Mark Matheny
Kevin Johnson

Members Absent
Susan Roderick
Mike Brookshire

Staff Present
Kim Hamel
Bob Oast
Julia Cogburn
Jessica Bernstein
Jennifer Blevins

Acting Chair Hamel opened the meeting at 2:00 p.m. by explaining the role of the TRC, and also discussing the agenda, the review process and the voting process.

The TRC voted unanimously to adopt the minutes of the 12/21/09 meeting as written

Agenda Item	
Review of a request to amend the previously approved Conditional Zoning for the project identified as <u>Silverman's Mixed-Use Development</u> located on Swannanoa River Road. The amendment request includes an increase in the number of residential units from 125 to 200. The owner is David Madera and the contact is Jesse Gardner. The properties are identified in the Buncombe County tax records as PINs 9648.71-4316, 4213, 7158 and 5170. Project # 08-1731	
Staff Comments	Julia Cogburn oriented the Committee and audience to the site location and outlined comments from the staff report. She noted that there are many conflicting and unclear figures and notes on the drawings and that a number of outstanding issues and comments from the earlier TRC staff report have not been addressed.
Public Comment	
Speaker Name	Issue(s)
Terry Meek	? Concerns about traffic congestion on Caledonia Road
Committee Comments/Discussion	
<p>Kim Hamel asked for clarification on the plans for ingress and egress of construction traffic and post-construction delivery traffic. She also noted that it is still unclear whether the building sizes meet the Urban Place standards and asked for revised calculations. Mark Matheny noted that the shared stairwells could alter the earlier staff interpretation of what constitutes a separate building per the NC State Building Code.</p> <p>Bobby Croom had questions about the proposed traffic patterns, left turn lane from Caledonia Road onto Swannanoa River Road and conflicts between the future bicycle lane and utility strip. He noted the need for a revised Traffic Impact Study because of the increase from 125 to 200 units and said he would be unable to evaluate the project without a revised study. He also said there are significant inconsistencies on the plans that must be clarified or corrected before the review of the project could move forward.</p> <p>Ms. Cogburn also stated that she would need revised plans and time to review them before presenting the project to City Council.</p>	
Applicant(s) or Applicant Representative(s)	<p>Chris Eller, John Fisher and David Madera responded to the committee's concerns with the following comments:</p> <ul style="list-style-type: none"> ? David Madera stated that the only real changes to the project are the addition of 2 wings to the original building and reducing the size of some of the larger units in order to create more units. He said he would keep Caledonia Road as open as possible, but that he would not want to restrict construction and delivery trucks from using it. He said updating the Traffic Impact Study would be cost prohibitive ? John Fisher stated that as part of their previous approval, the Planning and Zoning Commission required that all truck traffic enter the site from Swannanoa River Road and exit onto Caledonia Road. He also said that he would provide a letter from Ron Evans stating that the structure is actually 3 separate buildings.

	? Chris Eller said a left turn lane and bicycle lane would be added. He said he would provide a technical memorandum as an update to the Traffic Impact Study. He asked the committee members to approve the project to prevent any delay of the City Council hearing.
Committee Action	
Ms. Cogburn said that some of the issues may have been discussed and resolved verbally during the previous review, but that the plans are not clear. Mr. Croom agreed that revised plans would be required. Because TRC approval of a project must be unanimous, the project was continued until the February 1, 2010 meeting with the conditions that the comments in the staff report be addressed in revised plans due at the next submittal deadline on 1/13/10 and that the project engineers agree to attend a meeting with Ms. Cogburn and other TRC members during the current calendar week to discuss the major issues further.	

Agenda Item	
Final review of the Conditional Zoning request for the project identified as <u>Westmore Apartments</u> located at 38 Westmore Drive. The request sought the rezoning from RM-16 (Residential Multi-Family High Density) district and CI (Commercial Industrial) district to RM-16 CZ (Residential Multi-Family High Density Conditional Zoning) district for the development of a 72 unit apartment complex by applicant Mountain Housing Opportunities. The owners are James and Helen Beck and the contact is Chris Day. The properties are identified in the Buncombe County tax records as PINs 9628.37-6101 and 6096 and 9628.36-5877, 6885 and a portion of 1352. Project # 09-928.	
Staff Comments	Jessica Bernstein oriented the Committee and audience to the site location and outlined comments from the staff report.
Applicant(s) or Applicant Representative(s)	Chris Day was available for questions and commented on the following topics: <ul style="list-style-type: none"> ? A meeting will be scheduled with the developer and MSD to resolve their outstanding issues ? Bicycle rack requirements, curb and gutter size corrections, dumpster screening and all other comments will be addressed in revised plans
Public Comment	
Speaker Name	Issue(s)
None	
Committee Comments/Discussion	
None	
Committee Action	
The TRC voted unanimously to approve the project with the conditions outlined in the staff report.	

The meeting was adjourned at 3:00 p.m.